

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/55 GRAHAM STREET BROADMEADOWS VIC 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/3 REGINALD COURT BROADMEADOWS VIC 3047	\$390,000	06-Oct-21
3/6 RUPERT COURT BROADMEADOWS VIC 3047	\$425,000	26-Nov-21
2/19 GIBSON STREET BROADMEADOWS VIC 3047	\$440,000	30-Nov-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 14 February 2022



**3/3 REGINALD COURT
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$390,000** Sold Date **06-Oct-21**

Distance **0.2km**



**3/6 RUPERT COURT
BROADMEADOWS VIC 3047**

 2  1  2

Sold Price **\$425,000** Sold Date **26-Nov-21**

Distance **0.32km**



**2/19 GIBSON STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$440,000** Sold Date **30-Nov-21**

Distance **0.87km**

RS = Recent sale **UN** = Undisclosed Sale

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